

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

April 7, 1994

The regular meeting of the Manistee City Planning Commission was held on April 7, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Vice Chairperson, Kendra Thompson.

MEMBERS PRESENT: R. Bauman, R. Franckowiak, D. Johnson,
J. Lakos, K. Thompson

MEMBERS ABSENT: J. Carter, D. Jones, R. Yoder, A. Slawinski

OTHERS PRESENT: J. Rose (City Code Administrator); Robert Kelly, Brenda Kelly, James Wright, Margaret Wright, Donald Vander Weele, and Darlene Vander Weele all representing the Washington Street Rental Partnership; and Terry Beier, Cindy Fuller, Don Fuller, Jerry Pearson, Mike McCartney, Frank Hayes, and Fred Moore all representing Harbor Village Partners.

PUBLIC HEARING:

There was no public hearing on the meeting agenda

SITE PLAN REVIEWS:

The following approvals were granted to the Harbor Village Partners based on review and discussion of site and landscape plans for the Brookharbor (former Harbor Village Inn) and The Cottages (former Harbor Village Estates) planning areas.

It was moved by D. Johnson, supported by J. Lakos that "The site plan for Brookharbor be approved as shown on Proposed Site Plan, Sheet 1A, dated 4/6/94". The motion passed unanimously.

It was moved by D. Johnson, supported by R. Franckowiak that "The site plan for The Cottages be approved as shown on Proposed Site Plan, Sheet 1B, dated 4/6/94". The motion passed unanimously.

It was moved by R. Bauman, supported by J. Lakos that "The landscape plan for Brookharbor be approved as shown on Peridian Drawing titled Harbor Brook, dated March 31, 1994 subject to Tree Commission approval of tree plantings in the public right-of-way and a safety review of signage by the Director of Public Safety". The motion passed unanimously.

It was moved by R. Bauman, supported by J. Lakos that "Tree plantings be approved on Monroe Street and along the main roads inside the Cottage planning area as shown on Peridian Drawing titled The Cottages, dated March 31, 1994 subject to Tree Commission approval of tree plantings in the public right-of-way". The motion passed unanimously.

It was moved by J. Lakos, supported by R. Franckowiak that "Shrubs and ground cover can be planted anywhere in the Harbor Village development as desired by Harbor Village Partners". The motion passed unanimously.

It was moved by K. Thompson, supported by J. Lakos that "Trees can be planted in the Lakeshore planning area and in front of building No. 1 in the Harborside West planning area as desired by Harbor Village Partners". The motion passed unanimously.

Following a lengthy discussion relative to the remaining landscape plan in the Cottages area, it was agreed that the Harbor Village Partners would resubmit revised plans and stake proposed tree locations in the greenbelt area for additional Planning Commission review.

CITIZEN QUESTIONS AND CONCERNS:

Representatives from the Washington Street Rental Partnership presented plans for developing four rental units at 248 Washington Street and one rental unit at 250 Washington Street. The development will require combining the two parcels into one parcel to meet Zoning Ordinance density requirements. Also, a Special Use Permit will be required for converting residential units to apartments. Other options which would require Zoning Ordinance variances were presented, however they were not acceptable to the Planning Commission. It was decided to hold a public hearing on April 21, 1994 to address the required lot combination and Special Use Permit.

There were no other public questions or concerns expressed at the meeting.

MINUTES:

It was moved by J. Lakos, supported by D. Johnson, that the minutes of the March 3, 1994 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Master Plan Update

Ron Bauman summarized a meeting held with Kurt Schindler regarding the preparation of new maps for the Master Plan update. If requested, Kurt will prepare a cost estimate for developing maps using the GIS Program. All information needed to prepare the required maps is not available on GIS, therefore a combination of new input to GIS and other map making techniques will be needed.

Sign Ordinance

Ron Bauman advised that further discussions with the Downtown Merchants Association are on hold pending receipt of comments on the draft ordinance from Tom Amor.

CITY UPDATE:

Jon Rose reported that pier repair work will be delayed until 1995, the contract for riverbank erosion control has been awarded to Leudke with work scheduled to start on May 1st, word on the equity funding grant for Ramsdell Theatre restoration should be received in the near future, and the grant application for Riverfront Park (east riverwalk) has been submitted with results expected by fall.

D.D.A. REPORT:

No report was given.

ZONING BOARD OF APPEALS REPORT:

D. Johnson reported that the Zoning Board of Appeals has approved waterfront setback and parking variances for the new restaurant being developed by Linda Boss and Fred MacDonald.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

R. Bauman reported on recent actions taken by the Committee relative to renovation of the Smuggler Cove, construction of the new City marina, and plans by the Downtown Merchants Association/DDA to place benches, waste receptacles and planters on River Street.

ORDINANCE COMMITTEE REPORT:

There was no Committee meeting during the past month.

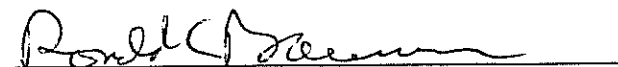
NEW BUSINESS:

K. Thompson advised that she has submitted a letter of resignation to the City Planning Commission Chairman, with copies to the Mayor and City Manager. The resignation is effective as of April 8th, 1994.

ADJOURNMENT:

There being no further business, it was moved by D. Johnson, supported by R. Franckowiak, that the meeting be adjourned. The motion carried. The meeting adjourned at 9:30 PM.

MANISTEE CITY PLANNING COMMISSION


Ronald C. Bauman, Secretary

